

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT**

June 2, 2003

SUBJECT: Amendment to Detailed Application CPD2000-0002Y for Comprehensive Planned Development CPD1995-0002, King Farm

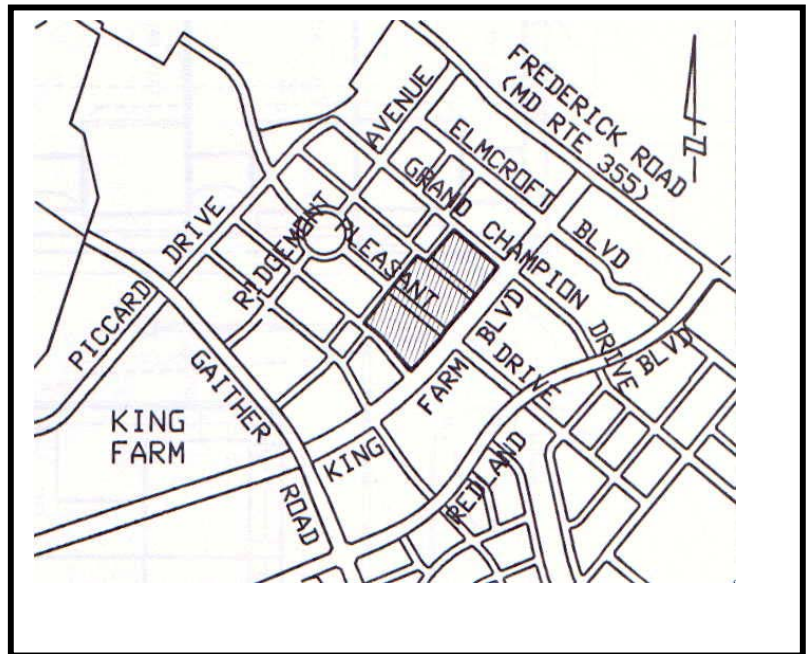
New Case: CPD2003-002Y1

Applicant: King Farm Associates
8330 Boone Blvd.
Vienna, VA 22182

Owner: King Farm Associates, LLC

Date Filed: March 28, 2003

Location: A portion of the King Farm development within the Baileys Commons development area, in the general vicinity of King Farm Blvd. and Pleasant Drive.



REQUEST:

The applicant seeks to amend Detailed Application CPD2000-0002Y in order to eliminate three condo buildings (39 dwelling units) and replace them with 17 townhouse units, within three blocks. The application will result in a net reduction of 22 dwelling units.

PREVIOUS RELATED ACTIONS:

- CPD95-0002, Concept Plan Application for Comprehensive Planned Development approved by Mayor and Council, July 8, 1996.
- CPD96-002A through CPD2000-002AE, Detailed Plan Applications for Comprehensive Planned Development for Phase I, II and III of the King Farm development. The Planning Commission approved all of the applications.

RELEVANT ISSUES

In reviewing the application, the following issues emerged and have been addressed:

- There is a dumpster pad location shown on this application that is to be removed. No dumpster has been placed on the pad, but the pad was constructed. When conferring

with the applicant, staff was informed that the pad was added as a preliminary location when revising the landscape plan, and was subsequently constructed. Staff did not formally approve the location, and has determined that the exclusive use of this dumpster by multi-family residences requires a location that is not as impactful on townhouse residences. There are no dumpster locations included with this application, but the applicant has informed staff that an amendment to the entire Phase 2B plan will be forthcoming in order to address what the applicant sees as a critical need for additional dumpster locations for multi-family buildings within this phase of development.

- The original plan showed pedestrian paths along the sides of the condos into the parking and open space areas to the rear of the buildings. Staff informed the applicant that these pedestrian paths needed to be retained, and they have added them to the plans. The plats for the lots are being amended to show the easements to facilitate the paths.
- King Farm currently has detailed application approval for all 3,200 dwelling units allowed by the Concept Plan. This application will decrease that number by 22, allowing for additional residential detailed application submittals.
- No MPDUs are affected by this plan. All 350, as required by the Concept Plan, remain.

ANALYSIS

Background

In July of 1996, the Mayor and Council approved Concept Plan Application CPD95-0002, thereby authorizing development of the 430-acre King Farm as a major mixed-use development containing up to 3.2 million square feet of office space, 3,200 housing units and 125,000 square feet of neighborhood retail space. The tract is in the O-3, Restricted Office Zone, where a Comprehensive Planned Development is a voluntary optional method of development.

The Planning Commission approved CPD2000-0002Y in June of 2001, which authorized construction of this phase.

Property Description

The subject property is located within the Baileys Commons development area of King Farm. The three blocks that are the subject of this application are located directly adjacent to King Farm Boulevard, and have been approved for development under approved detailed application CPD2000-0002Y

Proposal

The applicant is proposing to change three condo buildings into townhouses. The application encompasses three blocks referred to as AA, AB and AC. The change from condos to townhouses will result in a net reduction of 22 units for the whole application. The change per block is as follows:

Block AA:

original approval: 49 units: Three condo buildings of 11 units each (33), 15 townhouses and one single family detached unit.

new proposal: 43 units: Two condo buildings of 11 units each, 20 townhouses and one single family detached unit.

Block AB:

original approval: 63 units: One condo of 11 units, one condo of 32 units, 19 townhouses and one single family detached unit.

new proposal: 57 units: One condo of 32 units, 24 townhouses and one single family detached unit.

Block AC:

original approval: 58 units: One condo of 17 units, one condo of 11 units, one MPDU manor house of 14 units and 16 townhouses.

new proposal: 48 units: One condo of 11 units, one MPDU manor house of 14 units and 23 townhouses.

In addition to the above, the applicant is amending the parking area on block X in order to move one handicap parking space from an interior line of parking to a location closer to the multi-family building fronting on Elmcroft Boulevard. It should be noted that this application does not affect any locations or numbers of Moderately Priced Dwelling Units (MPDUS) approved through the original application.

STAFF RECOMMENDATION

Approval is recommended, subject to the following conditions:

1. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A.
2. Submission, for approval by the Department of Public Works (DPW), of any necessary detailed plans, studies and computations.
3. Submission for the approval of the Chief of Planning, of 11 copies of a Landscape Plan that is revised according to Planning Commission Exhibit B.
4. Any other notes indicated on Exhibit A.

TRANSPORTATION

Traffic

In accordance with the transportation improvement plans that were approved during the Concept Plan Phase, some off-site transportation improvements were required. These off-site improvements will be at the cost of the developer, and will come out of the \$1.25 million set-aside during the Concept Phase for these improvements.

In addition to these physical improvements, a Transportation Demand Management Program (TDM) has been implemented that was approved by the Chief of Planning, as required by the Resolution of Approval for King Farm.

Parking

Garages and driveways accommodate the required parking for this application. There is also parking available on the public and private streets. A surface parking lot provides parking for the MPDUs and visitors on all three blocks. The required parking for the original application was done on a “per block” level, and this application exceeds that original number due to the reduction of condo units.

Pedestrian Access and Bicycle Paths

Pedestrian and bike access will be provided from King Farm Boulevard, Gaither Road and Piccard Drive. Bike access will be provided from the streets as well.

Transit

The City is working with the Applicant and Montgomery County to create the most functional bus transit routes through the community. In addition, there is a programmed transitway stop adjacent to the buildings of Irvington Centre approximately ½ mile to the west of this application that is part of the provided right-of-way of the Corridor Cities Transitway alignment of King Farm Boulevard. Ultimately, this transit stop will be part of the light rail service, but may be used as a bus stop in the interim. This transit stop, as well as a stop near the Village Center, will serve as the focal point of transit services within this development.

As part of the implemented TDM program, King Farm is currently running two shuttle buses through the King Farm development. To date, ridership is high and the shuttle program is popular among the residents.

MODERATELY PRICED DWELLING UNITS (MPDUs)

No MPDUs within townhouses or the manor house on Block AC are being affected by this application. The total number of MPDUs for the King Farm will be 350, which is the number required by the Concept Plan.

STORMWATER MANAGEMENT

Existing, approved, stormwater management plans for this area will not be altered or affected by this application.

LANDSCAPING

A landscape plan for this amendment has been submitted and is under review per the requirements of condition number three (3) noted above. The focus of the landscape plan is the incorporation of three trees per lot for the proposed townhouses, as required by the Subdivision Ordinance.

Forest/Tree Preservation

Forest and tree preservation is being accommodated elsewhere on the King Farm site, as approved by the Concept Plan.

Equipment Screening

All of the electrical transformers for this site will be provided underground. All transformers or telecommunications equipment is required by the City of Rockville to be placed underground. If the applicant proposes to place equipment above ground, it must be subject to approval of waiver of the City's underground utility requirements by the City of Rockville Planning Commission.

ART IN PUBLIC PLACES

King Farm has contributed \$4,500 to the Cultural Arts Commission for the fabrication and installation of artwork within the King Farm Park. In addition, King Farm has proposed placing of art within the Terminus Park at the end of King Farm Boulevard.

STAFF COMMENTS

This application is consistent with the approved Concept Plan, and staff recommends approval subject to the conditions listed earlier. Staff finds that the layout of the site, as well as the scale and massing, is functional and appropriate and is within the goals of the Concept Plan.

It is Staff's opinion that the reduction of condos will relate well to the balance of the site, and will have no negative aesthetic implications to the streetscape being created along King Farm Boulevard. Staff endorses this amendment as meeting the intent of the approved Concept Plan and the accompanying resolution.

NOTIFICATION

Notices were sent to approximately 1,275 residences and businesses.

APPROVAL LIMITATIONS

Section 25-193(d) of the Zoning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.** If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

CONCLUSION

It is Staff's opinion that this application is consistent with the approved Concept Plan approved by the Mayor and Council for this area of King Farm. As a result, staff recommends approval of Detailed Application CPD2003-002Y1.

Attachments